



City of Carmel

Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, June 28, 2004

Time: 7:00 P.M.
Place: Council Chambers (Second Floor)
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. **Public Hearing.**

1h. TABLED: Briarwood, lot 12: Cosmas Residence

~~The applicant seeks approval to encroach into the 50 ft platted building setback.
Docket No. 04040019 V Chapter 26.02.19.D platted building setback line
The site is located at 5048 Beechtree Cir. and is zoned S-1/Residence - Low Density.
Filed by Adam DeHart of Keeler Webb Associates.~~

2-3h. Warren and Phelps Addition, lot 16 pt - Optical Office

The applicant seeks the following development standards variances:
Docket No. 04040021 V Chapter 23D.03.B.8.a front building setback
Docket No. 04040022 V Chapter 23D.03.B.12.b no parking on site
The site is located at 30 1st Street SW. The site is zoned B-2/Business within the Old Town Overlay, Main Street Sub-area.
Filed by James Shinaver of Nelson & Frankenberger for Leechco Properties, LLC.

4h. Martin Marietta Materials - Mueller Property South

The petitioner seeks special use approval for a sand and gravel extraction operation.
Docket No. 04040024 SU Chapter 5.02.02 special use in the S-1 zone
The site is located at the southwest corner of the intersection of East 106th Street and Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.
Filed by John Tiberi of Martin Marietta Materials, Inc.

5h. Orin Jessup Land Co, Sec 2, pt lots 238-241 - Matthews Auto Repair

The applicant seeks the following development standards variances:
Docket No. 04040049 V Chapter 23E Home Play Overlay Requirements
The site is located at 725 E 106th St. and is zoned B-2/Business within the Home Place Business District Overlay. Filed by E. Davis Coots for Matthews Auto Repair.

6-7h. Gelov Residence - Accessory Structure

The applicant seeks the following development standards variances:

Docket No. 04050019 V Ch. 25.01.01.A.4(a) Accessory Bldg built before Principal Bldg

Docket No. 04050020 V Ch. 25.01.01.B.3(i) Accessory Bldg in front of Principal Bldg

The site is located at 2290 West 16th Street. The site is zoned S-1/Residence- Estate.
Filed by Barry Smith of SLW, Inc.

8h. ~~WITHDRAWN: Carmel/Clay Schools - Clay Middle School: Special Use Amendment~~

~~Petitioner seeks approval to place 2 modular classrooms on site.~~

~~**Docket No. 04050024 SUA** Chapter 5.02 special use in the S-1 zone~~

~~The site is located at 5150 E 126th St. The site is zoned S-1/Residence Low Density.
Filed by Michael Schipp of Fanning/Howey for Carmel Clay Schools.~~

9h. Charter One Bank @ Kroger

The applicant seeks the following development standards variance:

Docket No. 04050025 V Chapter 25.07.02-08(b) number of signs

The site is located at 1217 S Range Line Rd. The site is zoned B-8/Business.
Filed by Erica Brenner of SignArt, Inc for Charter One Bank.

10h. Stanford Park, Sec 3 - Amenity Area

Petitioner seeks special use approval for an amenity area.

Docket No. 04050026 SU Chapter 10.02.A special use

The site is located northeast of 131st Street and Shelborne Road.

The site is zoned R-4/Residence.

Filed by Ed Flemming of Stoeppelwerth & Associates for Platinum Properties, LLC.

11h. Cherry Creek Estates, Sec 1A, lot 4 - Sales Trailer

The applicant seeks use variance approval for a sales trailer.

Docket No. 04050027 UV Chapter 5.01 permitted uses

The site is located at 5882 Cherry Creek Blvd. The site is zoned S-1/Residence - Low Intensity. Filed by Nicole Perry of Pulte Homes of Indiana, LLC.

12h. A Decision Concerning the Existence of a Nonconforming Use

The applicant seeks a decision concerning the existence of nonconforming uses on certain properties owned and/or controlled by Martin Marietta Materials, Inc.

Docket No. 04060001 A Chapter 28.06 nonconforming uses

The sites are located north of 96th Street and west of Hazel Dell Parkway and/or north of 106th St. and west of Hazel Dell Pkwy. The site is zoned S-1/Residence - Low Intensity.
Filed by Michael Hollibaugh, Director of the Carmel Dpt. of Community Services.

I. Old Business.

J. New Business.

K. Adjourn.